



## For Sale by Owner 44 Curd Road, Maungakaramaea

### YOUR VERY OWN SLICE OF PARADISE!

Escape to your very own slice of paradise with this idyllic sunny, private, north facing 2.0234 Ha lifestyle property, just 20 minutes from Whangarei. Perfect for families seeking the ultimate in rural living, this well-appointed property offers comfort, space, and tranquility.

The home features four bedrooms, a bathroom plus an additional stand-alone toilet. A generous family sized kitchen is flanked by a dining area on one side and spacious lounge with cosy wood-burner on the other. The internal access garage has been converted into a large rumpus (retaining the auto garage door for multi-purpose use) and the dwelling has a separate laundry. Recent upgrades include new carpet and a freshly painted interior. Enjoy outdoor living with a BBQ area, sandpit, and a one-year-old spa pool. There is plenty of water with three 30,000 litre water tanks.

The property also boasts a rustic 100sqm barn with power, water, and caravan parking. There is a separate double garage, carport, and six fenced paddocks equipped with troughs and hot-wire boundary fencing. There's even a tiny home project ready for finishing touches, complete with decking.

The vendors are overseas bound and there are lots of chattels that can be included in the sale: shipping containers - swimming pool - ride on mower - even the 3 resident cows - to name a few.

Located just 5 minutes from sought after Maungakaramaea Primary, sports clubs, town hall, GAS station and 10 minutes to Tauraroa Area School, this is lifestyle living at its best!

Disclaimer: Some of the information above has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.

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Price:	By Negotiation
Vendor's Name:	Jo Martis
Phone:	021 254 7840
Email:	jomayes6@gmail.com
Land Area:	2.0234 Ha
Floor Area:	192 sqm plus garage & barn
Legal Description:	PT ALLOT E39 MAUNGAKARAMEA PSH BLK V TANGIHUA SD
Rateable Value:	\$910,000
Rates:	WDC = \$2,511.12 pa
Solicitor's Details:	Alice Dombroski Thomson Wilson Ph 09 430 4380 ard@thomsonwilson.co.nz



# HOW TO MAKE AN OFFER

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Here are some ways to make an offer on your dream property.

1) Let the seller know (in person, via email, text message or by using HomeSell's non-binding 'Expression of interest' form) that you are interested in buying their property at x price with x conditions and x settlement date. The most common buyer conditions are approval of finance, title, LIM or property inspection report, however you can add in any conditions you wish provided the seller is happy to accept them.

If the seller wishes to accept or consider your offer further then we recommend you complete a formal Sale & Purchase Agreement with your lawyer. We encourage our sellers to prepare a draft agreement containing their details, so check if they have this available. Once completed and signed, your formal offer is then forwarded to the seller's lawyer. The seller will then accept, decline or make a counter offer. Simple!

2) If you don't feel comfortable talking price and terms with the seller directly, or are ready to formalise your offer, then you can go straight to your lawyer with the details on this brochure (plus a draft agreement if the seller has this available) and complete a formal Sale & Purchase agreement. This will then be sent to the seller's lawyer who will notify their client that an offer has been received. Depending on the interest level for the property and the price offered, the seller may accept, decline or make a counter offer back to your lawyer. This process continues until you reach an agreement or decide not to continue any further.

## POINTS TO NOTE:

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1) Both the buyer and seller should always seek legal advice before signing a Sale & Purchase Agreement or any written document.

2) There may be two or more keen buyers for the property so the sellers will want to be in the position where they can consider both/all the offers at the same time and choose the offer that best suits. This in effect becomes a multi-offer situation where you are asked to state the highest price you are prepared to offer and any conditions you want met. The sellers will then consider both/all offers at the same time with their lawyer and may negotiate further with one party on the price or conditions, or accept the most suitable offer straight away.

3) Some property sales are done in ten minutes while others take quite a period of negotiation. Once an offer has been made it remains 'live' until it is accepted, declined, counter offered by the seller or withdrawn by the buyer. It is courteous to respond to all offers/negotiations within 24 hours or an agreed time frame, however you may wish to add an expiry date to your offer if you need a response by a certain time/date.

There is no one right way to deal with the process of buying or selling a property, so choose the style that suits you best. Your lawyer will be able to help you with any step in the process.

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